

## **LEGEND**

1. SURVEY INFORMATION PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED AUGUST 2018; PENDING ALTA COMPLETION AND UTILITY

60' "ROOSEVELT" PUBLIC RESERVE SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111

BOARD OF SUPERVISORS POLICY NUMBER I-111' 3' COUNTY SETBACKS PER SAN DIEGO COUNTY "SETBACKS FOR SOLAR PHOTOVOLTAIC PANELS" DATED 01/30/18. REQUIRES A MINIMUM 3 FT SETBACK FROM PROPERTY LINE TO GROUND-MOUNTED PV SOLAR ARRAYS.

BIOLOGICAL RESOURCE DELINEATION PROVIDED BY DUDEK

CULTURAL RESOURCE DELINEATION PROVIDED BY DUDEK ENVIRONMENTAL ON SEPTEMBER 3RD 2018. REFER TO "CULTURAL RESOURCES" (FIGURE 1) FOR MORE INFORMATION.

15'-WIDE LANDSCAPE BUFFER PER BAYWA R.E. SOLAR PROJECTS, LLC DURING PROJECT KICKOFF MEETING ON AUGUST 17, 2018.

6. RUNWAY SAFETY ZONES DELINEATED PER AVIATION COMPATIBILITY PLAN.

CONTENT PER ELECTRICAL LAYOUT AS PROVIDED BY BAYWA R.E. SOLAR

9. MUP BOUNDARY AREA 85,465.15 ACRES

10. GENERAL PLAN: SPECIFIC PLAN AREA

11. REGIONAL CATEGORY: MOUNTAIN EMPIRE SUBREGIONAL PLAN

13. ASSOCIATED REQUESTS: NONE

14. WATER DISTRICT: JACUMBA COMMUNITY SERVICE DISTRICT

16. THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING: CONSTRUCTIONS, OPERATION, AND MAINTENANCE OF A PHOTOVOLTAIC SOLAR FARM PURSUANT TO SECTION 6952 OF THE SAN DIEGO COUNTY ZONING ORDINANCE.

17. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON. AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE CONNECTING SUCH ACTIVITY.

18. ALL SOLAR EQUIPMENT STRUCTURES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL (CONCRETE, BLOCK, METAL) OR SIMILAR AND PAINTED EARTH TONE COLORS.

LIGHTING FOR MAINTENANCE AND SECURITY PROPOSES ONLY. SHILDED LIGHTING LOCATED AT ENTRANCE GATES AND INVERTER/TRANSFORMER PADS AND SHALL CONFORM TO COUNTY OF SAND DIEGO OUTDOOR LIGHTING REQUIREMENTS. SEE DETAIL ON SHEET 2.

20. PHASING — PROJECT MAY BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE.

21. ALL DISTURBED AREAS WOULD BE COVERED WITH GRAVEL OR A BINDING AGENT TO REDUCE DUST.

22. SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.

23. SITE ACCESS GATE(S) TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED

24. SOLAR RELATED FACILITIES (PANELS, RACKING, ELECTRICAL CONNECTIONS, INVERTER/TRANSFORMER PADS, SWITCHGEAR, MET STATION, FENCING AND INTERNAL ACCESS, ETC.). SHOWN ON THE PLOT PLAN MAY BE RELOCATED RECONFIGURED, AND/OR RESIZED WITHIN THE SOLAR FACILITY DEVELOPMENT AREA WITH THE ADMINISTRATIVE APPROVAL OF THE DIRECTOR OF PDS WHEN FOUND IN CONFORMANCE WITH THE INTENT AND CONDITIONS OF PERMITS APPROVAL INVERTER/TRANSFORMER LOCATIONS CAN BE RELOCATED/RECONFIGURED WITHOUT REQUIREMENT OF MINOR DEVIATION. THE INVERTER/TRANSFORMER MUST COMP; LY WITH THE NOISE ORDINANCE AND MUST BE ELEVATED 1' ABOVE FLOOD ELEVATION. THE 24' FIRE ACCESS ROAD WIDTHS MAY BE REDUCED ADMINISTRATELY WITH THE APPROVAL OF THE COUNTY AND FIRE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

25. A SYSTEM IDENTIFICATION SIGN SHALL BE LOCATED AT THE GATE ENTRANCE. SIGN SHALL BE 12X18. SIGN SHALL LIST NAME OF SITE AND CONTACT INFORMATION AS PROVIDED BY SDGE.

26. PRIVATE PROPERTY/NO TRESPASSING AND HIGH VOLTAGE SIGNS SHALL BE LOCATED AT THE GATE ENTRANCE AND EVERY 100' MINIMUM ON FENCE, THE SIGN SHALL BE 10X14" MISCELLANEOUS INTERIOR DIRECTIONAL AND SAFETY SIGNAGE AND PERMITTED.

27. OUTDOOR LIGHTING CIRCUITS SHALL INCORPORATE DUSK-TO-DAWN PHOTOCELL CONTROLLERS, OCCUPANCY SENSORS, AND/OR SWITCHES AS

28. A METEOROLOGICAL (MET) STATION SHALL BE LOCATED ADJACENT TO THE INVERTER/EQUIPMENT PAD.

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- - PROPERTY LINE

---- EASEMENT LINE EXISTING WATER LINE

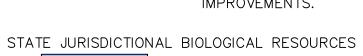
--- · --- SETBACK LINE

EXISTING OVERHEAD ELECTRIC PROPOSED SUBSTATION FENCE

PROPOSED LANDSCAPE BUFFER

— PROPOSED LIMIT OF MASS GRADING

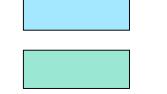
PROPOSED PAVED ACCESS ROAD. PAVED



IMPROVEMENTS SHOULD BE COORDINATED WITH THE ADJACENT LANDOWNER UNLESS EXPLICIT RIGHTS ARE HELD TO MAKE SUCH IMPROVEMENTS.

PROPOSED ALL WEATHER ACCESS ROAD

NON-VEGETATED CHANNEL ARMY CORPS JURISDICTIONAL BIOLOGICAL RESOURCES



MESQUITE BOSQUE

DESERT SINK SCRUB

### PROJECT TEAM

OWNER/DEVELOPER PATRICK BROWN BAYWA R.E. SOLAR PROJECTS, LLC 17901 VON KARMAN AVE, SUTE 1050L IRVINE, CA 92614 (949) 398-3915

CIVIL ENGINEER

DAVID BOSSU, P.E KIMLEY-HORN AND ASSOCIATES, INC. 765 THE CITY DRIVE, SUITE 200 ORANGE, CA 92868 (714) 705-1347

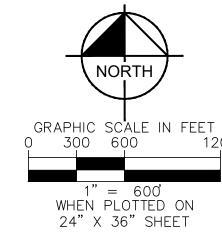
DAVID.BOSSU@KIMLEY-HORN.COM

**SURVEYOR** MICHAEL KNAPTON, P.L.S, P.E. KIMLEY-HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 (619) 744-0142

MICHAEL.KNAPTON@KIMLEY-HORN.COM

### TOPOGRAPHY AND GRADING

VOLUME OF CUT: 235,000 CY VOLUME OF FILL: 235,000 CY EXPORT/IMPORT: NOTE: CUT VOLUME TO BE SPREAD OVER MUP AREA



PROJECT MANAGER PATRICK BROWN 949.398.3915 PROJECT ENGINEER

SITE INFORMATION

JVR ENERGY PARK

DREW CORRAO

310.936.5067

BayWa r.e.

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Irvine, CA 92614

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**Solar Projects LLC** 

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17901 Von Karman Ave, Suite 1050

renewable energy

ISSUE MUP - FIRST SUBMITTAL 11/1/2018

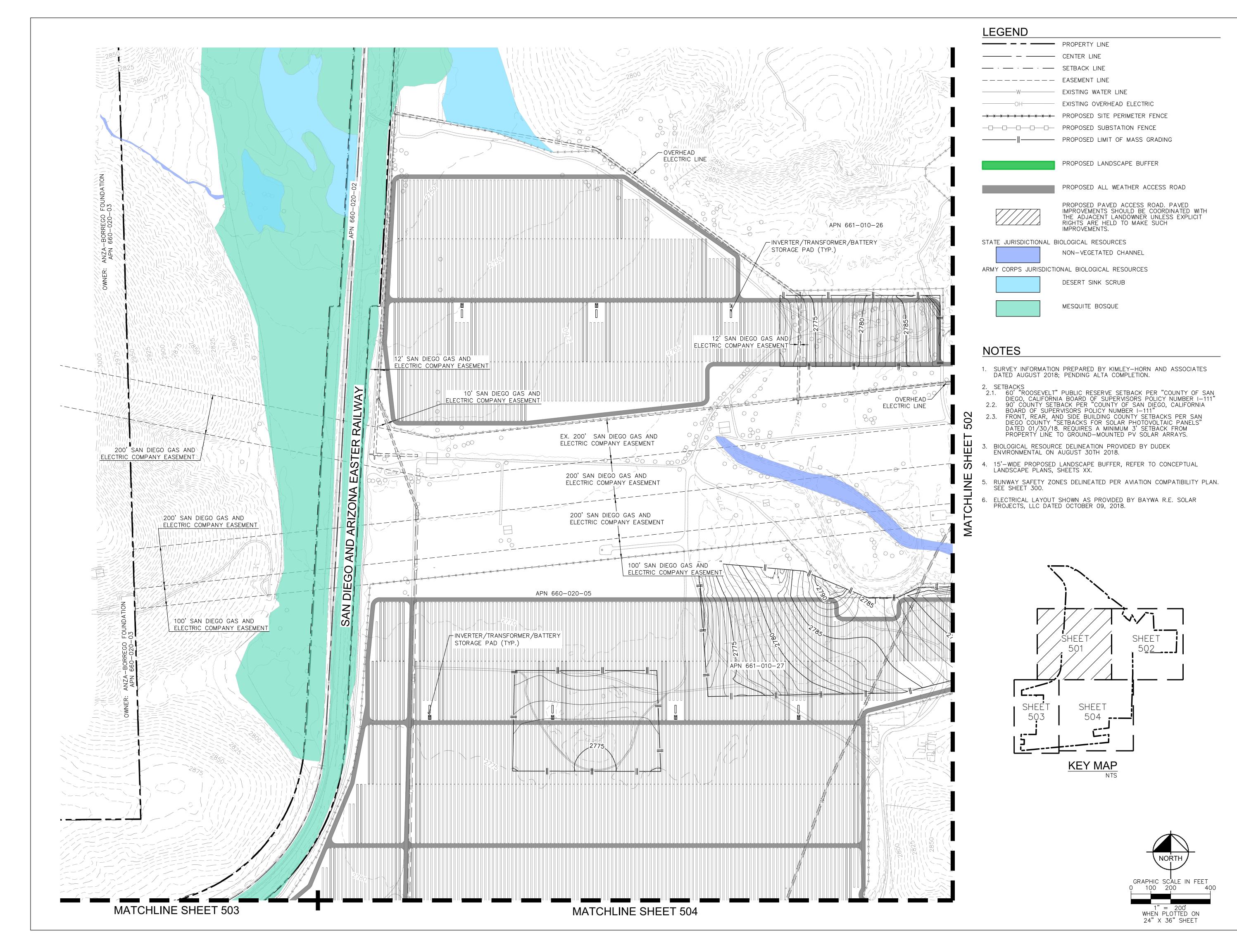
JECT NUMBER	KHA -194083001

DRAWN BY REVIEWED BY APPROVED BY

CLIENT SIGNATURE

PRELIMINARY GRADING PLAN **OVERALL GRADING PLAN** 

DRAWING NUMBER 500





# BayWa r.e. **Solar Projects LLC**

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SITE INFORMATION JVR ENERGY PARK

PROJECT MANAGER PATRICK BROWN 949.398.3915

PROJECT ENGINEER DREW CORRAO 310.936.5067

MUP - FIRST SUBMITTAL 11/1/2018

ISSUE

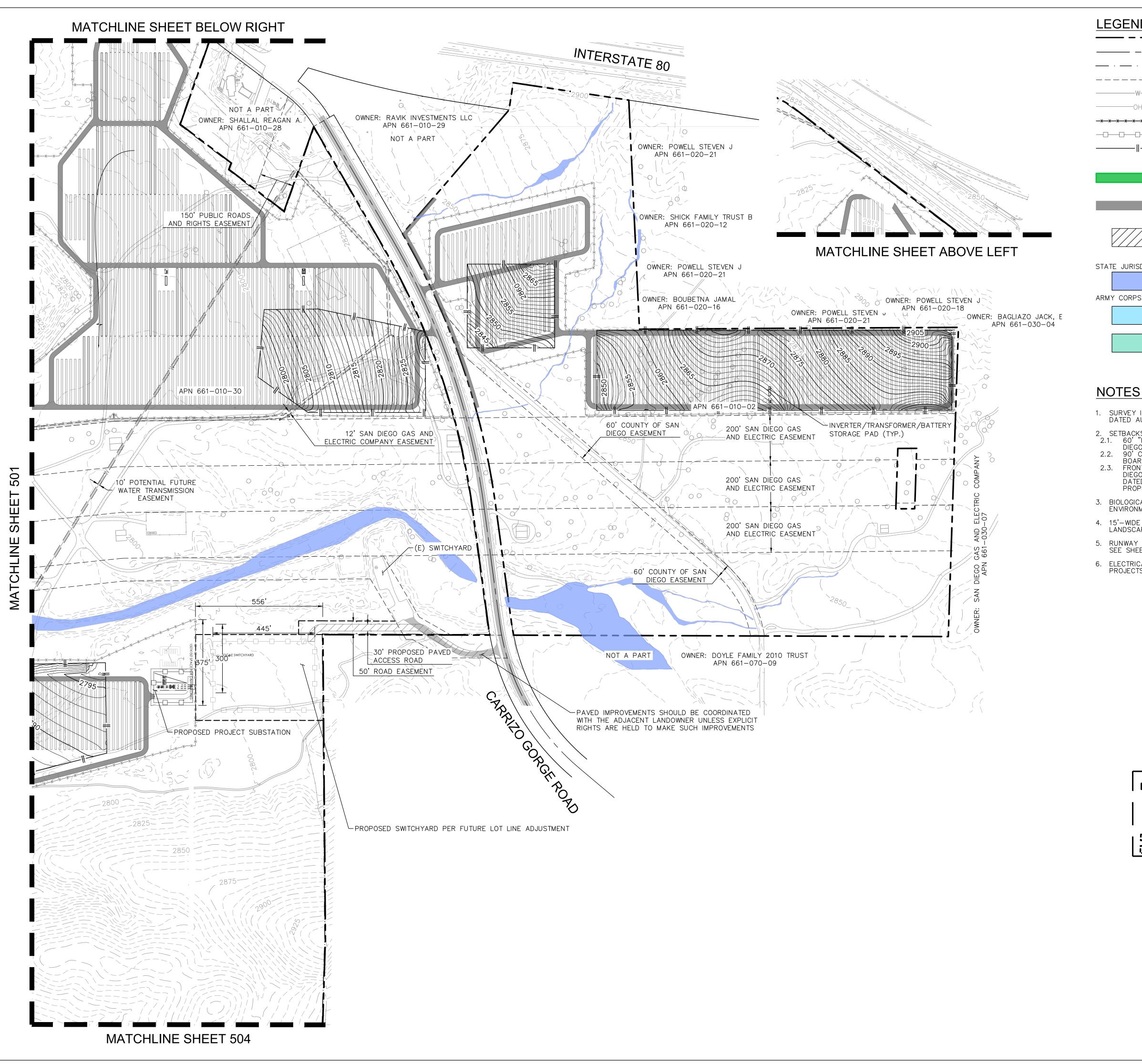
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CLIENT SIGNATURE

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PRELIMINARY GRADING PLAN ENLARGED GRADING PLAN

DRAWING NUMBER 501





PROPERTY LINE — — CENTER LINE — · — · — · SETBACK LINE ---- EASEMENT LINE ----- EXISTING WATER LINE EXISTING OVERHEAD ELECTRIC PROPOSED SUBSTATION FENCE ----- PROPOSED LIMIT OF MASS GRADING

PROPOSED LANDSCAPE BUFFER PROPOSED ALL WEATHER ACCESS ROAD

> PROPOSED PAVED ACCESS ROAD. PAVED IMPROVEMENTS SHOULD BE COORDINATED WITH THE ADJACENT LANDOWNER UNLESS EXPLICIT RIGHTS ARE HELD TO MAKE SUCH

STATE JURISDICTIONAL BIOLOGICAL RESOURCES NON-VEGETATED CHANNEL

ARMY CORPS JURISDICTIONAL BIOLOGICAL RESOURCES

DESERT SINK SCRUB

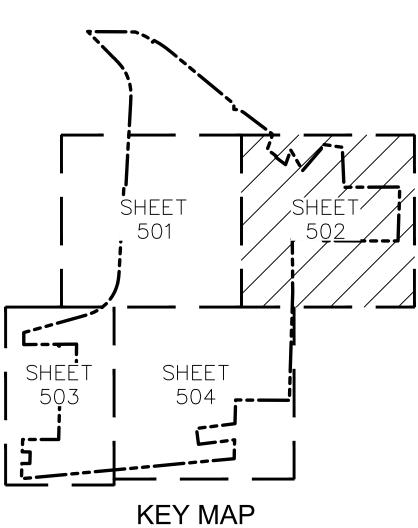
MESQUITE BOSQUE

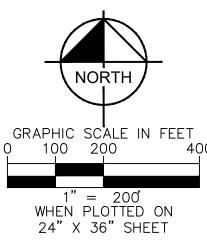
IMPROVEMENTS.

1. SURVEY INFORMATION PREPARED BY KIMLEY—HORN AND ASSOCIATES DATED AUGUST 2018; PENDING ALTA COMPLETION.

60' "ROOSEVELT" PUBLIC RESERVE SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I—111"
90' COUNTY SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I—111"
FRONT, REAR, AND SIDE BUILDING COUNTY SETBACKS PER SAN DIEGO COUNTY "SETBACKS FOR SOLAR PHOTOVOLTAIC PANELS" DATED 01/30/18. REQUIRES A MINIMUM 3' SETBACK FROM PROPERTY LINE TO GROUND-MOUNTED PV SOLAR ARRAYS.

- 3. BIOLOGICAL RESOURCE DELINEATION PROVIDED BY DUDEK ENVIRONMENTAL ON AUGUST 30TH 2018.
- 4. 15'-WIDE PROPOSED LANDSCAPE BUFFER, REFER TO CONCEPTUAL LANDSCAPE PLANS, SHEETS XX.
- 5. RUNWAY SAFETY ZONES DELINEATED PER AVIATION COMPATIBILITY PLAN. SEE SHEET 300.
- 6. ELECTRICAL LAYOUT SHOWN AS PROVIDED BY BAYWA R.E. SOLAR PROJECTS, LLC DATED OCTOBER 09, 2018.







## BayWa r.e. **Solar Projects LLC**

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SITE INFORMATION JVR ENERGY PARK

PROJECT MANAGER PATRICK BROWN 949.398.3915

PROJECT ENGINEER DREW CORRAO 310.936.5067

ISSUE

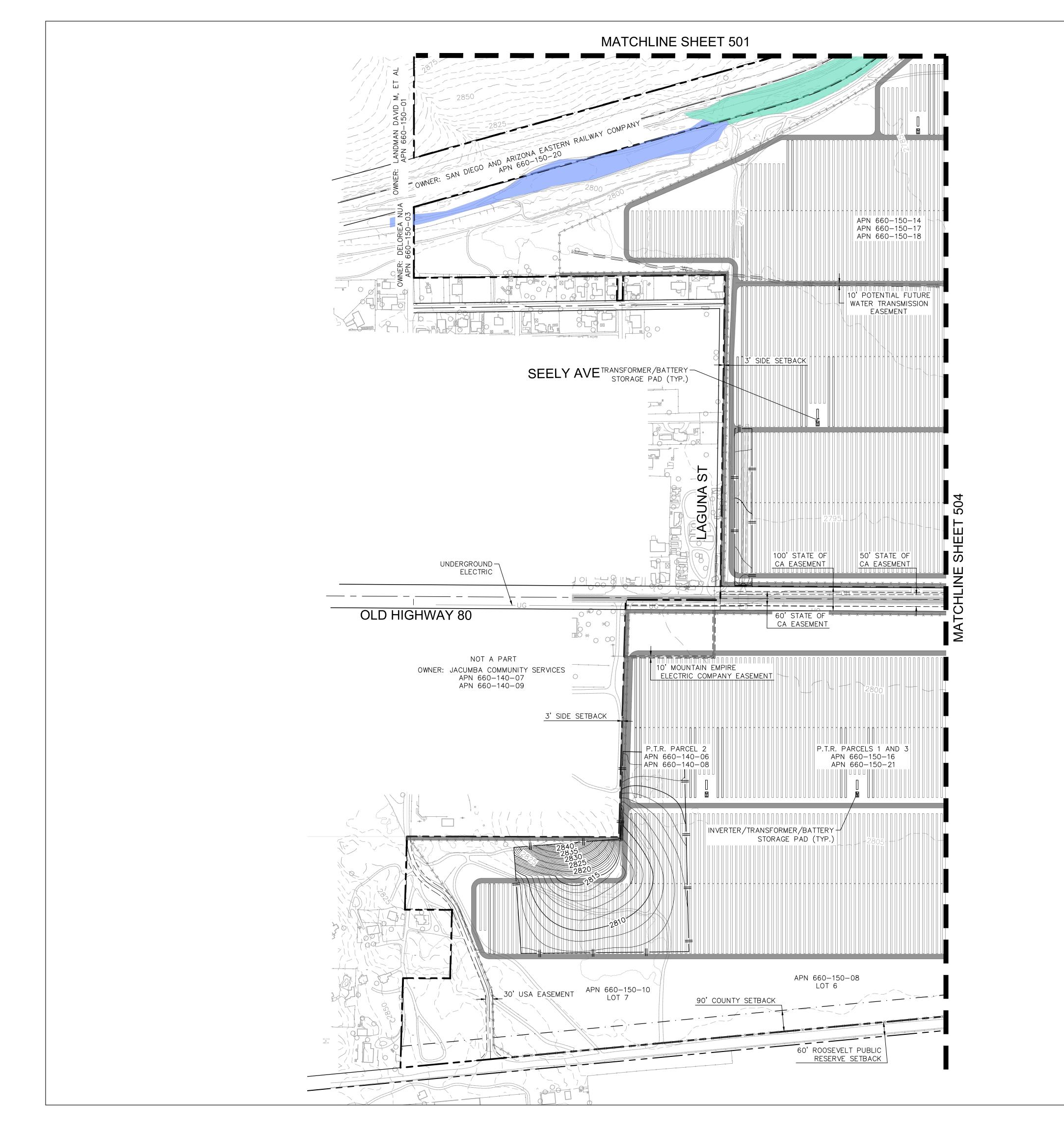
MUP - FIRST SUBMITTAL 11/1/2018

PROJECT NUMBER KHA -194083001 DRAWN BY REVIEWED BY APPROVED BY

CLIENT SIGNATURE

PRELIMINARY GRADING PLAN ENLARGED GRADING PLAN

DRAWING NUMBER 502

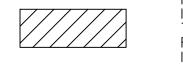


# LEGEND

— — CENTER LINE ---- · --- · SETBACK LINE ---- EASEMENT LINE -W---- EXISTING WATER LINE EXISTING OVERHEAD ELECTRIC PROPOSED SUBSTATION FENCE ----- PROPOSED LIMIT OF MASS GRADING

PROPOSED LANDSCAPE BUFFER

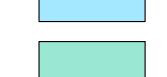
PROPOSED ALL WEATHER ACCESS ROAD



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STATE JURISDICTIONAL BIOLOGICAL RESOURCES NON-VEGETATED CHANNEL

ARMY CORPS JURISDICTIONAL BIOLOGICAL RESOURCES



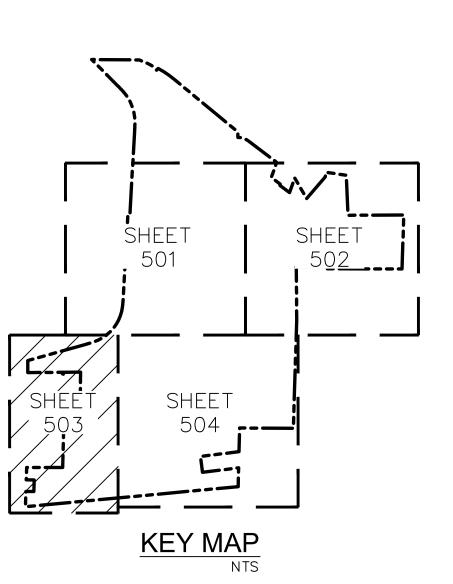
MESQUITE BOSQUE

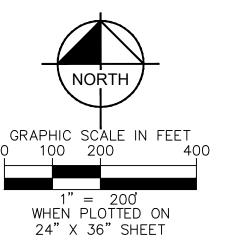
DESERT SINK SCRUB

# **NOTES**

SURVEY INFORMATION PREPARED BY KIMLEY—HORN AND ASSOCIATES DATED AUGUST 2018; PENDING ALTA COMPLETION.

- 2. SETBACKS
   2.1. 60' "ROOSEVELT" PUBLIC RESERVE SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I—111"
   2.2. 90' COUNTY SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I—111"
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ISSUE MUP - FIRST SUBMITTAL 11/1/2018

PROJECT NUMBER	KHA -194083001
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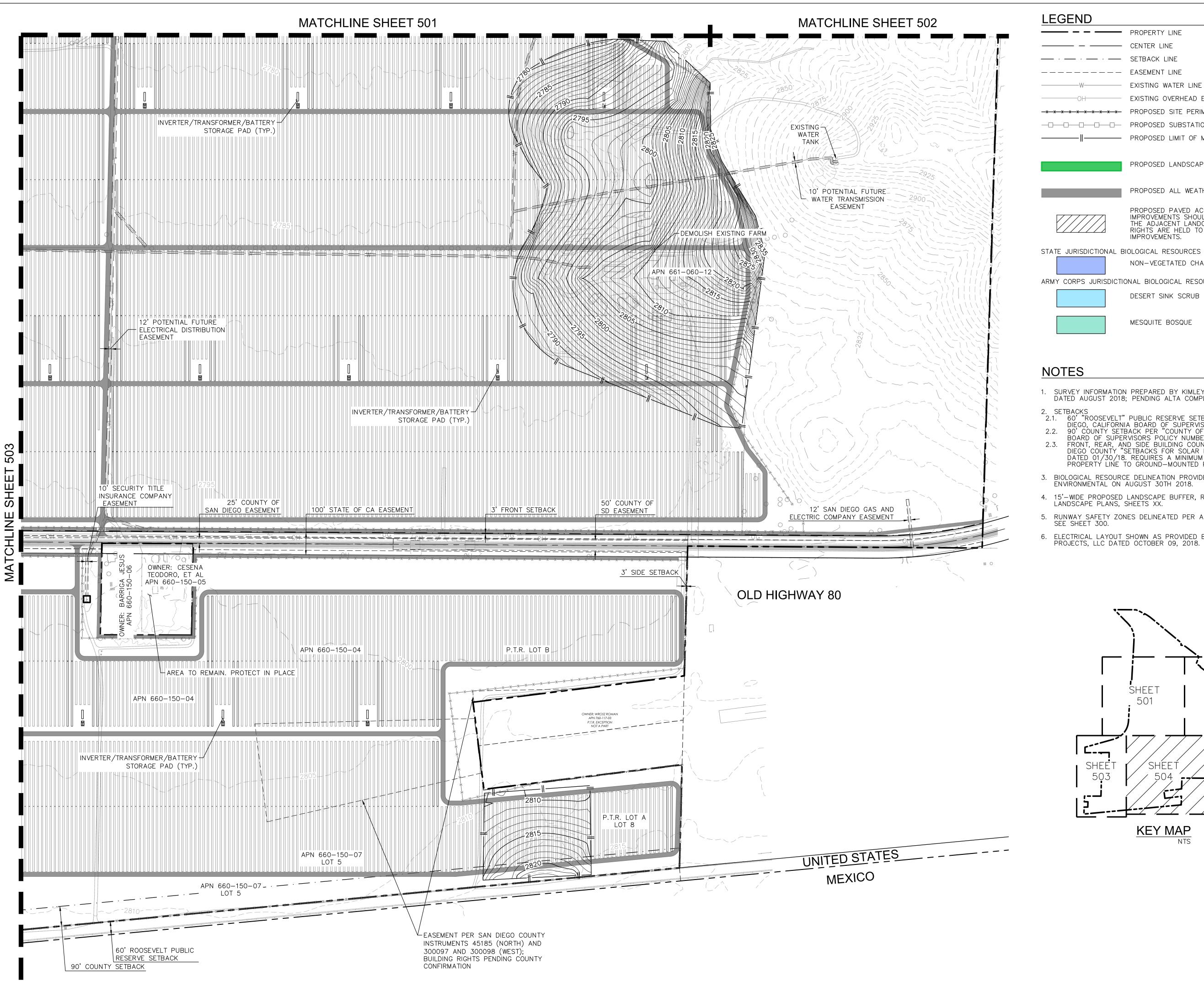
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CLIENT SIGNATURE

REVIEWED BY

PRELIMINARY GRADING PLAN ENLARGED GRADING PLAN

DRAWING NUMBER 503



----- CENTER LINE ---- · --- · SETBACK LINE

---- EASEMENT LINE

—OH———— EXISTING OVERHEAD ELECTRIC 

PROPOSED SUBSTATION FENCE ---- PROPOSED LIMIT OF MASS GRADING

IMPROVEMENTS.

PROPOSED LANDSCAPE BUFFER

PROPOSED PAVED ACCESS ROAD. PAVED IMPROVEMENTS SHOULD BE COORDINATED WITH THE ADJACENT LANDOWNER UNLESS EXPLICIT RIGHTS ARE HELD TO MAKE SUCH

PROPOSED ALL WEATHER ACCESS ROAD

STATE JURISDICTIONAL BIOLOGICAL RESOURCES NON-VEGETATED CHANNEL

ARMY CORPS JURISDICTIONAL BIOLOGICAL RESOURCES



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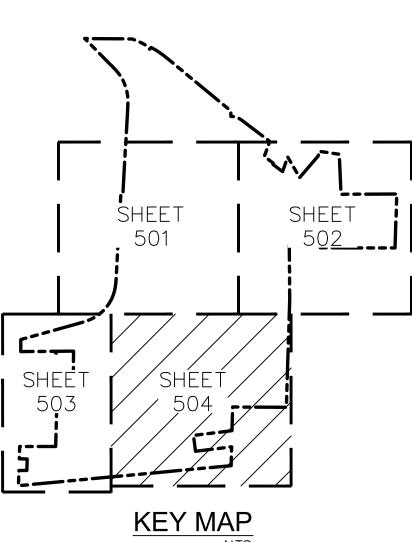
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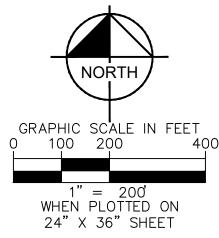
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ELECTRICAL LAYOUT SHOWN AS PROVIDED BY BAYWA R.E. SOLAR PROJECTS, LLC DATED OCTOBER 09, 2018.







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DREW CORRAO 310.936.5067

ISSUE

MUP - FIRST SUBMITTAL 11/1/2018

PROJECT NUMBER	KHA -194083001
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<u>Drawn by</u> REVIEWED BY APPROVED BY

CLIENT SIGNATURE

PRELIMINARY GRADING PLAN ENLARGED GRADING PLAN

DRAWING NUMBER 504